



TOWN OF KNIGHTDALE
PLANNING AND ENGINEERING COMMITTEE
Meeting Minutes

950 Steeple Square Court, Knightdale, North Carolina 27545

July 11, 2011

ITEM I. CALL TO ORDER

...Councilor Gleason called the meeting to order at 6:00pm, Monday July 11, 2011.

ATTENDING: Councilor Gleason, Mark Swan, Myron Kelly,
Fred Boone, Chris Hills, Jeff Triezenberg, Brad Johnson

ITEM II. APPROVAL OF MINUTES

...Mr. Hills moved to approve the minutes. Mr. Boone seconded. The motion carried unanimously.

Councilor Gleason suggested that the group discuss the national championship of Knightdale High school on signage first.

ITEM III. NEW BUSINESS

1. Town Signage
Mr. Hills explained the process behind identifying Town Limit signs and explained that KHS would be involved in the process of updating the signage. The Town will pay the cost.

At this time, Mr. Hills explained, the Town was engaged in a process to determine the corridors, the size of signs required,

...Mr. Boone moved to collect information and bring to the next Council meeting with a positive recommendation. Mr. Kelly seconded. The motion carried unanimously.

Mr. Bass, of Knightdale High School, explained that the Knights had won the state championship in indoor and outdoor track, and that the relay team had won the national championship.

The committee agreed that acknowledging the teams as soon as possible on the signage would be positive.

Mr. Boone was interested in how many signs we're looking at.

Mr. Johnson noted that depending on the scope of signage we were looking at it would likely be between 8 and 16.

...Mr. Triezenberg arrived, 6:17pm.

ITEM IV. OLD BUSINESS

1. First Avenue

Mr. Boone noted that the bid opening would be this week, July 13th and the numbers had looked encouraging. Progress energy easements continued to be the only hold up, with 18/19 acquired. The last remaining easement involves an old magnolia tree and conversations are ongoing on the best way to take utilities around the tree. The town has offered to pay the cost of tree trimming. Mr. Boone explained that the corner was on the radar as critical and has been discussed for some time.

2. Park Update

Mr. Hills explained that the Amphitheater and market have become more focal components at corner where community center was originally proposed (First and Massey Farm.)

Mr. Hills explained that the project will be broken into two parts as to use the CBDG funds, the final plan will come before council and other engaged citizens in the next month.

Mr. Gleason was interested when the next plan would be presented to council.

Mr. Hills noted that it would be in September at the latest.

Mr. Swan asked how the town would be addressing the lack of community center.

Mr. Hills noted that the Town now anticipated the YMCA coming and duplicating services.

3. Roundabout

Mr. Boone noted that work was scheduled to start last Thursday and will be complete within 10 days.

4. Nonconforming Dumpster

The committee discussed Town Council's concern for the cost of amortization. Mr. Hills explained that staff was now investigating language that would allow less stringent screening devices that were currently called for.

Mr. Gleason was interested in how many we were currently looking at.

Mr. Hills estimated 17-18 dumpsters that would need to be rectified. He continued that staff is modifying its approach and will bring the issue back to the committee next month.

5. Fayetteville Street Crossing Closure

Mr. Boone explained that CAMPO had investigated some alternatives for the intersection that may be more effective than those proposed by NCDOT. They included a right turn lane. Mr. Boone noted that his concern was with sidewalk and crossing lights, and that the Town would prefer sidewalk to the multiuse path noted. He continued that the signal coordination between the intersection and the railroad crossing was important.

The committee discussed the importance of pedestrian links at this intersection particularly as it related to connection to the future park.

ITEM V. NEW BUSINESS

1. ZTA for Non-Conforming Signage

Mr. Triezenberg explained the changes to the UDO's definition and treatment of non conforming signs, noting that the proposed changes would not allow an increase in nonconformity and the signs must use existing structure.

Mr. Swan was interested in the target for the amendment.

Mr. Triezenberg noted that the target is existing signs and encouraging signs to be updated.

Mr. Swan moved to send with a recommendation to council. Mr. Boone seconded. The motion carried unanimously.

2. Cell Tower UDO Amendment

Mr. Hills explained that the Town attorney had suggested staff investigate our current Cell Tower regulations. Some towns have much more significant regulations on Cell Towers that cover all contingencies. Staff will research the best way to approach their regulation.

Mr. Triezenberg noted that there would also be a forthcoming amendment on Satellite dishes that would update and streamline their regulations.

Staff anticipated brining back an amendment for August or September.

3. BMP Surety

Mr. Boone noted that the Town has the minimums, for the maintenance bond the Town wanted to see what the NGPDS do across the board. Research has shown towns go from regulatory concerns to 150% of construction cost bond. At this time the Town has an informal process and hasn't had to enforce on anyone.

Mr. Gleason suggested that we should have a format to deal with this concern and build a comparison sheet of local community regulations.

The committee was interested in ensuring that the process was fair but remained as business friendly as possible.

4. Village Park Drive

Mr. Hills gave an overview of the concern that on street parking on Village Park drive was causing.

Mr. Gleason agreed that considering the width of the street at that section, the committee should probably advise a no parking zone.

...Mr. Gleason moved to investigate a No Parking Zone on Village Park Drive and bring back to P+E in August with public safety input. Mr. Boone seconded. The motion carried unanimously.

ITEM V. OTHER BUSINESS

NA

ITEM VI. ADJOURNMENT

... Mr. Gleason adjourned the meeting at 6:59pm. Without objection, the meeting was adjourned.

Attest, Councilor Gleason

Clerk to the Planning and Engineering Committee, Brad Johnson